

MINUTES OF THE CITY COUNCIL

CITY OF AUSTIN, TEXAS

Special Meeting

October 1, 1962
10:00 A.M.

Council Chamber, City Hall

The meeting was called to order with Mayor Palmer presiding.

Roll call:

Present: Councilmen Armstrong, Shanks, White, Mayor Palmer
Absent: Councilman Perry

Present also: W. T. Williams, Jr., City Manager; Doren R. Eskew, City Attorney

The Mayor announced this was a Special Meeting held for the purpose of hearing and considering tax appeals.

J. J. PICKLE - 2200 Rosewood Avenue - Lot 1, Block 4, Outlot 58, Division B
F. B. Forster Subdivision, Parcel No. 2-0811-1510

	<u>Full Value</u> <u>by Tax</u> <u>Dept. 1961</u>	<u>Full Value</u> <u>by Tax</u> <u>Dept. 1962</u>	<u>Assessed</u> <u>Value by</u> <u>Tax Dept.</u>	<u>Value</u> <u>Rendered</u> <u>by Owner</u>	<u>Assessed</u> <u>Value Fixed</u> <u>by Board</u>
Land	\$ 1,805	\$ 1,805	\$ 1,350	Not	\$ 1,350
Imps.	0	16,449	12,340	Rendered	11,070
Total	\$ 1,805	\$18,254	\$13,690		\$12,420

MR. SHERMAN BIRDWELL, representing himself and co-owner Mr. J. J. Pickle, for appeal on the property at 2200 Rosewood, stated in November of last year, they paid \$12,290 for the building on this property, and they felt the assessed value was excessive. He had no complaint on the land value. He stated there was no experience factor in rating rest homes as there was no long experience behind this. Representatives from the Tax Department explained their figures. The Council took no action, as it wanted to look at the property personally.

MAX SILBERSTEIN - 2310 Guadalupe Street - So. 20' of Lot 32, Outlot 36,
Division D - Parcel No. 2-1401-1706

	Full Value by Tax Dept. 1961	Full Value by Tax Dept. 1962	Assessed Value by Tax Dept.	Value Rendered by Owner	Assessed Value Fixed by Board
Land	\$ 23,300	\$ 29,125	\$ 21,840	Not	\$ 21,840
Imps.	5,780	5,780	4,340	Rendered	4,340
Total	\$ 29,080	\$ 34,905	\$ 26,180		\$ 26,180

Mr. John F. Campbell represented MR. MAX SILBERSTEIN in his appeal on the land values of his property at 2310 Guadalupe Street, stating there was a graduated increase in the 2300 to 2400 blocks from \$1100, \$1150, to \$1250. Mr. Campbell stated he believed Mr. Silberstein's property had been included in the wrong group, and he explained the reasons. The Council took no action at this time, as it wanted to make a personal inspection of the property. However, later in the meeting after the Council had made the inspection of the area, Councilman Armstrong moved that the Council set the value as follows:

	Assessed Value	Council Action
Land	\$ 21,840	\$ 20,100
Imps.	4,340	4,340
Total	\$ 26,180	\$ 24,440

The motion, seconded by Councilman Shanks, carried by the following vote:
 Ayes: Councilmen Armstrong, Shanks, White, Mayor Palmer
 Noes: None
 Absent: Councilman Perry

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JOHN H. CHILES, JR. - 304 West 4th Street - Lots 5 and 6, Block 45, Original City
Parcel No. 2-0601-1206

	Full Value by Tax Dept. 1961	Full Value by Tax Dept. 1962	Assessed Value by Tax Dept.	Value Rendered by Owner	Assessed Value Fixed by Board
Land	\$ 52,036	\$ 52,036	\$ 39,030	Not	\$ 39,030
Imps.	500	7,940	5,960	Rendered	5,960
Total	\$ 52,536	\$ 59,976	\$ 44,990		\$ 44,990

MR. JOHN H. CHILES, JR., appealed the valuation set on the improvements on the property at 304 West 4th, stating the shed had been set at \$506.00, and recently \$3,714.03 had been spent for materials for remodeling this shed. The people used their own labor; and for figuring purposes, he distributed 20% of the labor costs to run the Boiler Works, and 80% for this labor, making a total cost of \$6,645.48 and the Tax Department set the full value of improvements, paving, fence, etc., at \$7,940. The Council took no action at this time as it wanted to make a personal inspection of the buildings.

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KARL WAGNER - Personal Property

	<u>Full Value by Tax Dept. 1961</u>	<u>Full Value by Tax Dept. 1962</u>	<u>Assessed Value by Tax Dept.</u>	<u>Value Rendered by Owner</u>	<u>Assessed Value Fixed by Board</u>
Utility Rental Inc.					
Furn., Fix. & Equip.	\$ 41,710	\$ 41,710	\$ 31,280	\$ 19,998	\$ 31,280
Austin Machine & Supply					
Furn., Fix. & Equip.		\$ 7,935	\$ 5,950	\$ 7,284	\$ 5,950
Supplies		21,000	14,210	10,020	14,210
Total	\$ 28,935	\$ 28,935	\$ 20,160	\$ 17,304	\$ 20,160
Karl Wagner Equipment Rentals					
Equip.	\$ 69,064	\$ 69,064	\$ 51,800	\$ 19,754	\$ 51,800

MR. KARL WAGNER made his appeal not on land value or vehicles but on personal property, and he wanted to discuss the wide difference between the rendition of the property and the assessment, as he believed the Tax Department's assessments are way too high. He said their book value had declined from the original purchase price; they kept in close touch with the market for this construction equipment; the banks take a dim look on this construction equipment when making a loan; and he believed this equipment should be on the tax rolls at \$57,000 this year instead of \$103,000. He stated he was being penalized compared to his competitors. The Tax Assessor explained how the values were arrived at. Mr. Wagner stated in 1960 they had the 100% market value, and he was now asking to go 57% of what the market value might be, and he was asking to be equalized with the others. The Tax Assessor stated the inequality was due to the fact that the contractors have more equipment than is on the tax rolls as it is domiciled outside the City. He stated Mr. Wagner's tax is for school purposes only. The Mayor stated the Council would discuss this with the Tax Department and Board and let him know.

There being no further business, the Council adjourned subject to the call of the Mayor.

APPROVED

Leo E. Palmer

Mayor

ATTEST:

Edwin Hoosley

City Clerk

NOTICE OF SPECIAL MEETING

TO THE MEMBERS OF THE CITY COUNCIL OF THE CITY OF AUSTIN:

Notice is hereby given that a Special Meeting of the City Council of the City of Austin will be held on the 2nd day of October, 1962, at the Municipal Building, Eighth and Colorado, in Austin, Texas, at 10:00 A.M. for the purpose of hearing and considering tax appeals.

s/ Elsie Woosley
City Clerk

s/ Lester E. Palmer
Mayor
City of Austin, Texas

ATTEST:

s/ Elsie Woosley
City Clerk

CONSENT TO MEETING

We, the undersigned members of the City Council, hereby accept service of the foregoing notice, waiving any and all irregularities in such service and such notice, and consent and agree that said City Council shall meet at the time and place therein named, and for the purpose therein stated.

s/ Edgar Perry

s/ R. C. Armstrong

s/ Louis F. Shanks

s/ Ben White